

Countywide Comprehensive Plan Update

Summary of Land Use Plan Map Revisions

Summarized below are Land Use Plan Map revisions made to the Planning Commission's Recommended Plan Map (August 2009) as part of the Board of County Commissioners (BOCC) review of the Recommended Plan. This summary is intended to reflect the preliminary actions the BOCC made during their work sessions in September, October, and November, which are reflected in the BOCC Draft Plan.

Adamstown Region

- Buckeystown Community - Expanded the community growth boundary to include a portion (approximately 12 acres) of the Clagett Center adjacent to the Buckingham's Choice development with a plan designation of Low Density Residential.
- Eastalco Employment Area – Removed the General Industrial (GI) and Limited Industrial (LI) plan designation from two parcels on the west side of Ballenger Creek Pike. These parcels will be reflected as Agricultural/Rural. On the Eastalco holdings shifted the LI plan designation from the area south of the tributary to Tuscarora Creek to the area between Tuscarora Creek and New Design Rd.
- Point of Rocks Community – Removed General Commercial plan designation and removed from the community growth area the following parcels:
 - East side of the community and the north side of MD 28
 - At the northwest corner of Ballenger Creek Pike and MD 464
 - Both parcels would be designated Agricultural/Rural

Brunswick Region

- Brunswick Community – Removed the Low Density Residential (LDR) plan designation from all County properties within the community growth area and replaced with Agricultural/Rural.
- Jefferson Community
 - Pulled in community growth boundary in the northwest quadrant
 - Removed General Commercial designation and removed from the community growth area the property at the northwest corner of Old Holter Rd. and MD 180.
 - Changed Village Center to General Commercial for a portion of property between MD 180 and Holter Rd.
 - Changed General Commercial on properties on Roundtree Rd. to Village Center.
 - Moved middle school symbol to the Valley Elementary school property.

Frederick Region

- Changed the plan designation on the southwest portion of the ESSROC quarry from Mineral Mining to Agricultural/Rural.
- Frederick Community
 - Changed the plan designation on the Gladhill property between I-70 and MD 144 from General Commercial to Agricultural/Rural.
 - Removed the Low and Medium Density Residential plan designation on all undeveloped County properties within the community growth area and designated them Agricultural/Rural.
- Ballenger Creek Community – Removed the Office/Research/Industrial (ORI) plan designation from properties between MD 180 and I-70 and changed to Agricultural/Rural.

Middletown Region

- Middletown Community
 - Changed Low Density Residential plan designation to Agricultural/Rural for all undeveloped County properties within the community growth area.
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 - Removed the portion of the planned bypass road from US 40A north to I-70 and removed the interchange symbol at I-70/Hollow Rd.
 - Changed the remaining bypass alignment from a Minor Arterial to a Collector.
- Myersville Community
 - Removed Limited Industrial plan designation from area south of Catoclin Creek and removed from community growth area. Plan designation will be changed to Agricultural/Rural for the non-floodplain areas.
 - Removed Low Density Residential plan designation from property on north side of Monument Rd. and on property at the southeast corner of US 40 and Easterday Rd. and removed them from the community growth area. Plan designation would be changed to Agricultural/Rural.
 - Deleted the planned middle school site.

New Market Region

- Spring Ridge Community – Removed Beshears property from the community growth area and changed plan designation from Low Density Residential to Natural Resource.
- Linganore Community – Removed portion of Woodridge section and the Hamptons South section from the community growth area and changed plan designation from Low Density Residential to Agricultural/Rural. Changed portions of the Isles of Balmoral from Low Density Residential to Natural Resource.
- Deleted planned elementary school site and fire station site.

Thurmont Region

- Emmitsburg Community
 - Removed several parcels, designated Low Density Residential, on the north side of Town and the east side of Irishtown Rd. from the community growth area consistent with the Town's draft plan.
 - Deleted a community park symbol currently shown on the north side of Town and a planned middle school site.
 - Removed a property designated Limited Industrial on the north side of Keysville Rd. from the community growth area per the Town's draft plan.
 - Applied to Low Density Residential plan designation to properties on south side of Annandale Rd. within the community growth area.
 - Added a planned southwest Collector road to connect W. Main St. with S. Seton Ave. per the Town's draft plan.
 - Adjusted the planned Collector road to connect Brookridge Dr. at Irishtown Rd. with Provincial Pkwy.
 - Removed Low Density Residential plan designation from properties on the northwest side of Old Emmitsburg Rd. per the Town's draft plan.
- Thurmont Community
 - Removed planned elementary school site

Urbana Region

- Removed the planned interchange symbol at I-270/Park Mills Rd.
- Removed a planned fire station symbol in the southern portion of the I-270 Employment Corridor. There will be language in the text describing the future need for the station.
- Removed the Rural Community plan designation from properties at the intersection of MD 75 and MD 355. Changed the plan designation to Agricultural/Rural.
- Staff would recommend removing the reference to a Hyattstown Rural Community and to change the plan designation to the remaining properties to Rural Residential along Fire Tower Rd. and General Commercial for several properties at Fire Tower Rd. and MD 355.

Walkersville Region

- Libertytown Community
 - Change growth area boundary along southwestern portion of Libertytown to remove a portion of TM 60 P 64 (Wormald property) from the growth area.
 - Applied Low Density Residential plan designation to the Wormald property.
 - Removed a portion of a property from the community growth area in the northeast part of the community.
 - Removed all of the planned Libertytown Bypass segments except for the portion between MD 550 and MD 75.
- Woodsboro Community
 - Removed properties, designated Low Density Residential, on the north side of Coppermine Rd. from the community growth area. Properties will be designated Agricultural/Rural.